

SITE PLAN COMMITTEE
AUGUST 24, 2004

1. ROLL CALL

The meeting was called to order at 4:00 p.m. Committee members present were Chair Bob Breslau, Vice-Chair Julie Aitken and Jeff Evans. Also present were Planning and Zoning Supervisor Marcie Nolan, Planner David Abramson and Secretary Janet Gale recording the meeting. James Aucamp, Jr., and Sam Engel, Jr., were absent.

2. APPROVAL OF MINUTES: July 13, 2004
August 10, 2004

Vice-Chair Aitken made a motion, seconded by Mr. Evans, to approve the minutes. In a voice vote, with Messrs. Aucamp and Engel being absent, all voted in favor. **(Motion carried 3-0)**

3. SITE PLAN

3.1 SP 11-2-03, New Town Commerce Center, 4021 SW 47 Avenue (M-3)

Rick Ruiz, representing the petitioner, was present. Mr. Abramson read the planning report.

Mr. Ruiz explained the intent of the changes and that the building was being brought back to its original use. There were concerns about the parking spaces and Ms. Nolan explained the calculations used for "flex" units. Other items discussed were the venting of the restroom facilities, the need of an additional section of sidewalk, the "informal" cross-parking arrangement, and that the plans needed to be consistent.

Mr. Evans made a motion, seconded by Vice-Chair Aitken, to approve based on the planning report and the addition of a small portion of sidewalk on the southeast corner of the building to allow access to those units on the south; to "cross hatch" or somehow delineate the walkway area in the parking lot on the south side; and as agreed, to move the exhaust for the bathrooms from below the canopy to above the canopy or through the roof if possible. In a roll call vote, the vote was as follows: Chair Breslau - yes; Vice-Chair Aitken - yes; Mr. Aucamp - absent; Mr. Engel - absent; Mr. Evans - yes. **(Motion carried 3-0)**

4. OLD BUSINESS

4.1 SP 3-4-03, Sierra Ranches, 1900 Hiatus Road (AG) - Landscape Plan for Main Entrance and Round-about Within the Community

Jeff Anderson, representing the petitioner, was present. Ms. Nolan provided background information to update the Committee on what had been expected of the applicant regarding the landscape plans. It was acknowledged that the applicant had complied with the Committee's recommendations.

Vice-Chair Aitken made a motion, seconded by Mr. Evans, to approve based on the planning report. In a roll call vote, the vote was as follows: Chair Breslau - yes; Vice-Chair Aitken - yes; Mr. Aucamp - absent; Mr. Engel - absent; Mr. Evans - yes. **(Motion carried 3-0)**

4.2 SP 4-8-04, Palm Garden Park, 6575 SW 49 Court (RM-10) - Site Plan Modifications, Renderings, Color Board

Mark Engel and Doug Amos, representing the petitioner, were present. Ms. Nolan reminded the Committee of the items for which this application had been brought back for review.

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Mr. Engel went over the rendering and depicted all the changes that had been made in accordance with the Committee's request. Mr. Evans discussed technical engineering aspects which Mr. Engel agreed Mr. Khavanin would clarify with the Town's Engineering Department.

Mr. Evans made a motion, seconded by Vice-Chair Aitken, to approve based on the planning report and to correct sheet 3-C of the "civil plan" to show 65th Avenue as a two-way for the full length or show whatever has been approved in the Davie Manor Road Improvement Agreement; that at lots 34 and 35, it be shown as a two-way drive; at 66th Avenue, show that as a 30-foot right-of-way with a two-way drive; on section A-A there should be a 24-foot back out required so the dimensions need to be corrected on that section; SW 49 Street should be called SW 49 Court on the south side of the property; remove the eight-foot pervious pavement on sheet 3-C; add two small decorative trees at the front trellis area between the buildings; and the drainage and pavement issues need to go through the Engineering Department. In a roll call vote, the vote was as follows: Chair Breslau - yes; Vice-Chair Aitken - yes; Mr. Aucamp - absent; Mr. Engel - absent; Mr. Evans - yes. **(Motion carried 3-0)**

5. NEW BUSINESS

There was no new business discussed.

6. COMMENTS AND/OR SUGGESTIONS

There were no comments and/or suggestions made.

7. ADJOURNMENT

As there was no further business and no objections, the meeting was adjourned at 4:43 p.m.

Date Approved: _____

Chair/Committee Member